



QUICK & CLARKE
The Property Specialists

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125 Mill Rise, Skidby HU16 5UA
£375,000

- Superb detached family home
- Cul-de-sac location
- Three reception rooms & conservatory
- Stunning Breakfast Kitchen & Utility Room
- FOUR DOUBLE fitted Bedrooms
- TWO Bathrooms & downstairs WC
- The gardens are well tended
- Private driveway & detached DOUBLE garage
- Viewing is a must!
- EPC: C

Located within this highly regarded residential development and enjoying a prime cul de sac location we are delighted to present to the market this exceptional detached family home. Enjoying uPVC double glazing and gas central heating the meticulously presented accommodation has welcoming entrance hallway with WC off, lounge with log burner, study/family room (ideal for those working from home), stunning breakfast kitchen with a host of built in and integrated appliances and a central island, utility room, dining room and conservatory. To the first floor the landing leads to FOUR FITTED double bedrooms; main with en-suite shower room and modern four piece house bathroom. The gardens are so attractively presented and provide great outdoor space. A driveway provides off street parking for several vehicles and leads to the detached DOUBLE garage. Viewing is a must!

LOCATION

Mill Rise is located off Main Street, Skidby. Skidby lies approximately two miles from the village of Cottingham. The delightful village of Cottingham offers a good degree of local amenities and facilities to include a train station. There is a local Co-op supermarket and the village lies within close proximity of the market town of Beverley and the facilities in Hull city centre. Nearby motorway access can be gained via the A63/M62 and further trunk routes over the Humber Bridge. Skidby is ideally located for those wishing to commute to the historic market town of Beverley, the village of Cottingham and Hull city centre.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALLWAY

A door with glazed inserts leads into the entrance hallway having attractive wood laminate flooring flowing throughout, two useful storage cupboards and staircase leading to the first floor accommodation.

LOUNGE

19'6" into bay x 11'3" (5.94m into bay x 3.43m)
uPVC double glazed walk-in bay window to the front elevation. Recessed fireplace with log burner, uPVC double glazed window to the side elevation, TV aerial point.

STUDY/FAMILY ROOM

7'10" x 6'7" plus doorwell (2.39m x 2.01m plus doorwell)
uPVC double glazed window to the front elevation. Beautifully fitted with office furniture providing great space for either a family room/play room or for those working from home.

DINING ROOM

11'6" x 10'11" (3.51m x 3.33m)
Having attractive wood laminate flooring and uPVC double glazed French doors opening into the conservatory.

CONSERVATORY

8'11" x 8'4" (2.72m x 2.54m)
Of a uPVC and brick construction with attractive wood laminate flooring and French doors leading out into the rear garden.

BREAKFAST KITCHEN

14'7" x 9'5" (4.45m x 2.87m)
uPVC double glazed window to the rear elevation. An extensive range of ivory shaker style base and wall units with wood effect worksurfaces and tiled splashbacks. Porcelain 1 1/4 bowl sink unit with chrome mixer tap, integrated Neff dishwasher, stainless steel Neff double electric oven with warming drawer, stainless steel Neff five ring gas hob with oversized chimney extractor, integrated Neff fridge freezer, useful large storage drawers, beautiful wood laminate flooring flowing throughout and central island providing an eating area. A door leads into the utility room.

UTILITY ROOM

Contrasting units to the kitchen, space and plumbing for washing machine, space for tumble drier, cupboard housing the gas central heating boiler and door leading out into the rear garden.

FIRST FLOOR

LANDING

Useful storage cupboards and uPVC double glazed window to the side elevation.

BEDROOM 1

15'9" into bay x 11'5" max (4.80m into bay x 3.48m max)
uPVC double glazed walk-in bay window to the front elevation. Beautifully fitted with an array of modern bedroom furniture enjoying fitted wardrobes, overhead units, matching bedside drawers with shelving above and dressing/vanity table. TV aerial point and door leading into en-suite.

EN-SUITE

Modern three piece suite in white enjoying low level WC, wash hand basin set in vanity unit and good sized independent shower cubicle, tiled to wet areas. uPVC double glazed window to the side elevation.

BEDROOM 2

11'6" x 10'2" max (3.51m x 3.10m max)
(11'6" x 10'2" decreasing to 8'5" to wardrobes) uPVC double glazed window to the rear elevation, modern fitted wardrobes providing hanging and storage facilities.

BEDROOM 3

12'5" x 9'9" (3.78m x 2.97m)
uPVC double glazed window to the rear elevation, fitted wardrobes providing hanging and storage facilities.

BEDROOM 4

13'8" x 7'10" (4.17m x 2.39m)
uPVC double glazed window to the front elevation, fitted wardrobes providing hanging and storage facilities.

FAMILY BATHROOM

8'7" x 6'4" (2.62m x 1.93m)
uPVC double glazed window to the rear elevation. Modern four piece suite in white enjoys wash hand basin and low level WC set in light oak modern vanity unit with storage cupboards, panelled bath and independent shower cubicle. Fully tiled walls with attractive contemporary mosaic border tiling and intermittent decor tiling. Tiled floor to contrast.

EXTERNAL

To the front of the property is a meticulously lawned garden with well stocked borders providing an array of plants and shrubbery.

The rear garden is absolutely stunning, featuring a patio area edged in block sett paving providing great outdoor space and leading onto a meticulously lawned garden, well stocked borders of an established and well maintained appearance providing a kaleidoscope of colour and texture. To the top left side of the garden is a raised garden pond with water feature.

GARAGE

The property has a detached double brick built garage which has up & over door, power and light, window and door overlooking the rear garden.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from uPVC Double Glazing.

TENURE

We believe the tenure of the property to be to be Freehold (to be confirmed by the vendor's solicitor).

VIEWING

Contact the agent's Cottingham office on 01482 844444 for prior appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of market and also exclusive mortgage deals not normally available on the high street we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Cottingham office on 01482 844444 or email cottingham@qandc.net

EPC RATING

For full details of the EPC rating of this property please contact our office.



VIEWINGS Strictly by appointment through the Sole Agent's Cottingham Office on 01482 844444. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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